

**TRANSFER
TAX
PAID**

Doc # 2004022775
Book 8050 Page 0211

43-103

WARRANTY DEED

Charles L. Gallagher, Jr. and Mary G. Gallagher of Vassalboro,
② Maine, for consideration paid, grant to Shari Quimby, Maine, as
joint tenants, with **WARRANTY COVENANTS**, the land in Waterville,
County of Kennebec and State of Maine, bounded and described as
follows, to wit:

A certain lot or parcel of land situated in Waterville, County
of Kennebec and State of Maine, bounded and described as
follows, to wit:

Being Lot No. 90 on plan of Rosemar Park being further
described as follows, to wit:

Beginning at an iron pin on the south side of Mathews Avenue
at the northwest corner of land now or formerly of Robert
Nagem; thence westerly along said southerly line of Mathews
Avenue seventy (70) feet to an iron pin; thence southerly at
right angles to Mathews Avenue one hundred eighteen (118')
feet to an iron pin; thence easterly at right angles seventy
(70) feet to an iron pin; thence northerly at right angles to
last mentioned line one hundred eighteen (118) feet to the
southerly line of Mathews Avenue.

This conveyance is made upon the express conditions and
subject to the following restrictions;

1. That no building, or any part of a building, including
porches, shall ever be erected or allowed to stand upon
said lot within twenty-five (25) feet of Mathews Avenue or
within five (5) feet of the West and east boundary line;
2. That no residences for more than two families will be built
thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or
second-hand goods, automobiles, machines, junk or salvage
material of any kind;
5. That no separate garage shall be built thereon larger than
twenty (20) by twenty (20) feet, two (2) car, and that the
front of said garage shall not be nearer to Mathews Avenue
than thirty-five (35) feet;
6. That no dwelling house costing less than six thousand
(\$6,000.00) shall be built thereon.

Being the same premises conveyed to Charles L. Gallagher, Jr.
and Mary Gallagher by deed of Carl J. Pantermoller and Cynthia
R. White f/k/a Cynthia Pantermoller dated March 23, 2004
recorded in the Kennebec County Registry of Deeds in Book
7871, Page 43.

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WITNESS our hands and seals on July 23, 2004.

Julie Ann Bourassa
WITNESS
[Signature]
WITNESS

Charles L. Gallagher, Jr.
Charles L. Gallagher, Jr.
Mary G. Gallagher
Mary G. Gallagher

THE STATE OF Maine
Kennebec, ss.

July 23, 2004

Then personally appeared the above named Charles L. Gallagher, Jr.
and acknowledged the foregoing instrument to be her free act and
deed.

Julie Ann Bourassa, Notary Public
State of Maine
My Commission Expires 1/19/2007

Before me, Julie Ann Bourassa
Notary Public



THE STATE OF Maine
Kennebec, ss.

July 23, 2004

Then personally appeared the above named Mary G. Gallagher and
acknowledged the foregoing instrument to be her free act and deed.

Before me, [Signature]
~~Notary Public~~
Attorney-at-law
David R. Butler

Received Kennebec SS.
07/28/2004 8:57AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS